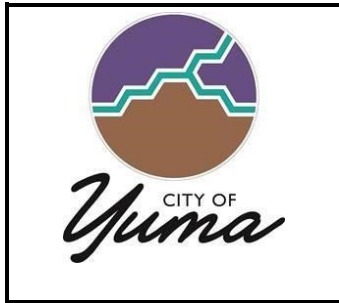


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on September 12, 2022, at 4:30 p.m. at the Public Works Training Room, 155 W. 14th Street, Yuma, AZ.



Agenda

**Planning and Zoning Commission Meeting
Public Works Training Room
155 W. 14th Street, Yuma, AZ
Monday, September 12, 2022, 4:30 p.m.**

A. CALL TO ORDER

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

August 22, 2022

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS –

C.1 SUBD-40303-2022: *This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV. This 13.65 acre commercial condominium subdivision is proposed to create 363 storage condominiums in six new buildings. The property is located at the southeast corner of Avenue 3 ¾ E and 32nd Street, Yuma, AZ.*

C.2 SUBD-40366-2022: *This is a request by Edais Engineering, on behalf of La Vida Seca, LLC, for approval of the final plat for the La Vida Subdivision. This subdivision will contain approximately 36.11 acres, and is proposed to be divided into 181 residential lots, ranging in size from 6,000 square feet to 10,838 square feet. The property is located near the northwest corner of Avenue 8E and 36th Street, Yuma, AZ.*

D. PUBLIC HEARINGS –

D.1 GP-40072-2022: *This is a Major General Plan Amendment request by Edward Matti on behalf of E.M. Capital Inc., to change the land use designation from Commercial to High Density Residential for approximately 9.2 acres, for the properties located at 6580 and 6620 E. 32nd Street.*

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
August 22, 2022**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 22, 2022 in City of Yuma Room #190, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Gregory Counts, and Commissioners Branden Freeman, Lorraine Arney and Joshua Scott. Commissioner Barbara Beam was absent. There is one vacancy.

STAFF MEMBERS present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Diego Arciniega, Assistant Planner, and Alejandro Marquez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –July 25, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

Action Items – None

Public Hearings –

ZONE-37623-2021: *This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 5.9 acres from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District, for the property located at the southeast corner of 24th Street and Avenue 7½E, Yuma, AZ.*

Alyssa Linville, Assistant Director of Planning; summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Hamel asked what was going to separate the property and the roadway along 24th Street. **Linville** replied that there would be a block wall and some landscaping. **Hamel** then asked for clarification on where the retention basin would be located. **Linville** answered that on-site retention would be located within the landscaping along 24th Street, and within the centrally located basin. **Commissioner Counts** asked what was to the north of the proposed project. **Linville** answered the property to the north was undeveloped land.

APPLICANT/APPLICANT'S REPRESENTATIVE

Nathan Heida, 190 South Madison Avenue, Yuma AZ, was present and available for questions. **Hamel** stated the he appreciated that the developer was not going build the maximum number of units on the property so that the proposed project would not be so densely populated. **Hamel** then stated that he approved of the design of the units.

Counts asked for the depth of the property from 24th Street to the southern property line. **Heida** replied it was about 200 feet. **Counts** then asked on the south side of the proposed project what was the distance between the proposed homes and the southern property line. **Heida** answered that all of the setbacks were about twelve feet from the back of the property, and 8 feet on the detached side of the homes.

PUBLIC COMMENT

Carmen Arzate, 7646 Olive Ann Lane, Yuma AZ, expressed her concerns about the property value of the neighboring homes, the hours of operation during the construction, and how long the proposed project would take to complete. **Hamel** stated that the Commission could not answer the question about property value and that the developer would answer all the other concerns. **Heida** stated that he also could not answer the question about the property value. **Heida** then stated that construction work days were Monday thru Friday, eight hours per shift, and construction of this size would typically take less than one year. **Arzate** then expressed concern about the heavy traffic due to the addition of the proposed project.

Motion by Freeman, second by Arney to APPROVE ZONE-37623-2022 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with one absent and one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None

Public

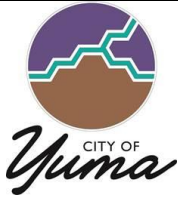
None

ADJOURNMENT

Chairman Chris Hamel adjourned the meeting at 4:48 p.m.

Minutes approved this _____ day of _____, 2022

Chairman



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – PRELIMINARY SUBDIVISION
CASE PLANNER: AMELIA GRIFFIN**

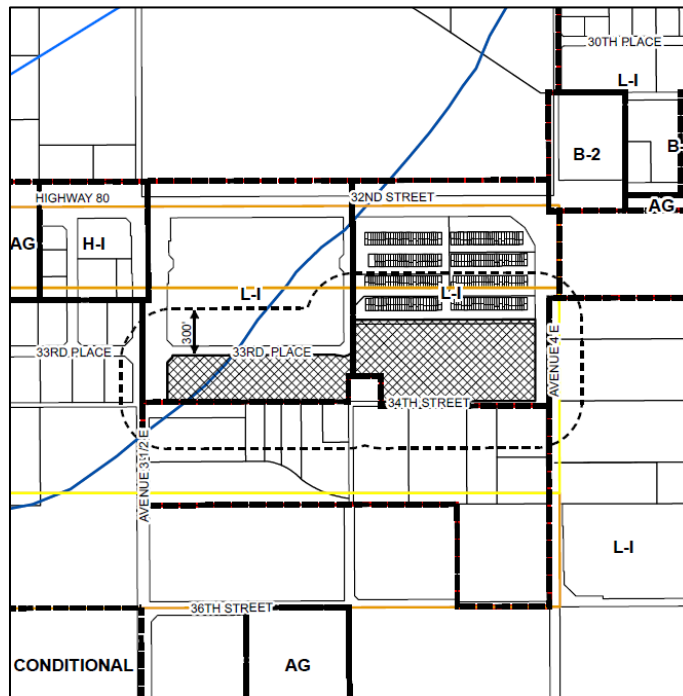
Hearing Date: September 12, 2022

Case Number: SUBD-40303-2022

Project Description/Location: This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV. This 13.65 acre commercial condominium subdivision is proposed to create 363 storage condominiums in six new buildings. The property is located at the southeast corner of Avenue 3 ¾ E and 32nd Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Light Industrial/Airport Overlay (L-I/AD) District	Agriculture	Industrial
North	Light Industrial/Airport Overlay (L-I/AD) District	Premier Storage Condominiums of Yuma Unit 2	Industrial
South	Yuma County; Light Industrial	Industrial Shops	Industrial
East	Light Industrial/Airport Overlay (L-I/AD) District	Arizona Market Place	Industrial
West	Light Industrial/Airport Overlay (L-I/AD) District	Green Gate Fresh / Industrial Shops	Industrial

Location Map



Prior site actions: Pre-Annexation Agreement: R2010-56 (11-09-2010); Annexation: A2011-02 (08-05-2011); Rezone: Z2011-004 (12/21/2011); Subdivision: Prior to annexation: Premier Storage #2. Tentative Plat: 2007; Final Plat: 2011 (expired in 2014). After annexation: SUBD-16104-2016 Prelim. Plat; SUBD-18331-2017 Final Plat (Phase VI); SUBD-22521-2018 Final Plat (Phase III); SUBD-27156-2019 Final Plat (Phase IV & Phase VIII); SUBD-36119-2022 Final Plat (VII & VIII)

Staff Recommendation: Staff recommends **APPROVAL** of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Preliminary Plat SUBD-40303-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the preliminary plat, the Planning and Zoning Commission is authorizing the design of the Premier Storage Condominiums of Yuma Unit 2, Phases IX thru XIV, which includes 363 storage condominiums, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property, located at the southeast corner of Avenue 3¾E is approximately 13.65 acres in size and is bordered on the north by the existing Premier Storage Condominiums of Yuma Unit 2 Phases VII and VIII. The subject property is proposed to be developed as the Premier Storage Condominiums of Yuma Unit 2 expansion.

The project consists of developing phases IX through XIV of the Premier Storage Condominiums of Yuma 2 (buildings 9, 10, 11, 12, 13, 14). Phases IX, X, XI, and XIV consist of 62 storage units each, Phase XII consist of 61 units and restrooms, and Phase XIII consists of 54 units. Currently, the subject property is used as farmland.

The subdivision of this property into 363 storage units and a common area is treated much the same as a residential subdivision: having the same public notice, hearing requirements, and regulatory process. The units will have a legal description and are divided and recognized by the Assessor's Office for tax purposes; each unit can be bought and sold by deed; and the individual unit owners belong to an association with an interest in the common area.

The subject property is located within the 70-75dB noise zone of the military runway. This zoning overlay limits the type of uses, and requires sound attenuation of portions of buildings where the public is received, office areas, and other noise sensitive areas. The Marine Corps Air Station Yuma (MCAS) did not object to this use at this location as long as there is no on-site caretaker's residence.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Standard	Subdivision						Conforms			
Lot Size	Minimum:	350 SF		Maximum:	1,166 SF		Yes	X	No	
Lot Depth	Minimum:	25		Maximum:	53		Yes	X	No	
Lot Width/Frontage	Minimum:	14		Maximum:	22		Yes	X	No	
Setbacks	Front:	81 FT	Rear:	50 FT	Side:	168 FT	Yes	X	No	
District Size	13.65	Acres					Yes	X	No	
Density	N/A	Dwelling units per acre					Yes	X	No	
Issues: None										

2. Does the subdivision comply with the subdivision code requirements?

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No	X	N/A	
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes		No		N/A	X
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes		No		N/A	X
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						
Blocks	Conforms					
Length	Yes		No		N/A	X
Irregular Shape	Yes		No		N/A	X
Orientation to Arterials	Yes		No		N/A	X
Business or Industrial	Yes		No		N/A	X
Issues: None						
Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes		No		N/A	X
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	
Issues:						

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Land Use Element:										
Land Use Designation:			Industrial							
Issues:			None							
Historic District:	Brinley Avenue			Century Heights			Main Street		None	X
Historic Buildings on Site:			Yes		No	X				

Transportation Element:																
FACILITY PLANS																
TRANSPORTATION MASTER PLAN		Planned		Existing		Gateway		Scenic		Hazard		Truck				
Avenue 3 ¾ E – Local Street		29 FT H/W		29 FT H/W												
Avenue 4E – Collector Street		40 FT H/W		33 FT H/W												
Bicycle Facilities Master Plan		32 nd Street – Proposed Bike Path														
YCAT Transit System		32 nd Street – Orange Route														
Issues:		None														
Parks, Recreation and Open Space Element:																
Parks and Recreation Facility Plan				N/A: Industrial Area (Commercial Storage Condo Units)												
Neighborhood Park:		N/A														
Community Park:		N/A														
Linear Park:		N/A														
Issues:		None														
Housing Element:																
Special Need Household:		N/A														
Issues:		N/A														
Redevelopment Element:																
Planned Redevelopment Area:		None														
Adopted Redevelopment Plan:		North End:				Carver Park:				None:		X				
Conforms:		Yes				No										
Conservation, Energy & Environmental Element:																
Impact on Air or Water Resources		Yes				No		X								
Renewable Energy Source		Yes				No		X								
Issues:		None – Drive aisles will be paved.														
Public Services Element:																
Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person		Non-residential Proposed 0		Per Unit 0		Population 0		Impact Officers 0.00		Consumption GPD 0		AF 0.0		Generation GPD 0		
Fire Facilities Plan:		MCAS; Future Fire Station No. 8														
Water Facility Plan:		Source:		City		X		Private		Connection		6" PVC on Avenue 3 ¾ E				
Sewer Facility Plan:		Treatment:		City				Septic		X		Private				
Issues:		None														
Safety Element:																
Flood Plain Designation:		X				Liquefaction Hazard Area:		Yes				No		X		
Issues:		None														
Growth Area Element:																
Growth Area:		Araby Rd & Interstate 8				Arizona Ave & 16 th St				Avenue B & 32 nd St.						
		North End				Pacific Ave & 8 th St				Estancia		None		X		
Issues:		None														

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: August 24, 2022

Final staff report delivered to applicant on: August 31, 2022

☒ Applicant agreed with all of the conditions of approval on: August 24, 2022

Attachments

A	B	C	D	E	F
Preliminary Plat Conditions of Approval	Preliminary Plat Map	Agency Notifications	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: *Amelia Griffin*

Date: **August 30, 2022**

Amelia Griffin
Senior Planner

Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By: *Alyssa Linville*

Date: **September 1, 2022**

Alyssa Linville,
Assistant Director Community Planning

**ATTACHMENT A
PRELIMINARY PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

City Attorney Comments: (928) 373-5058:

4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

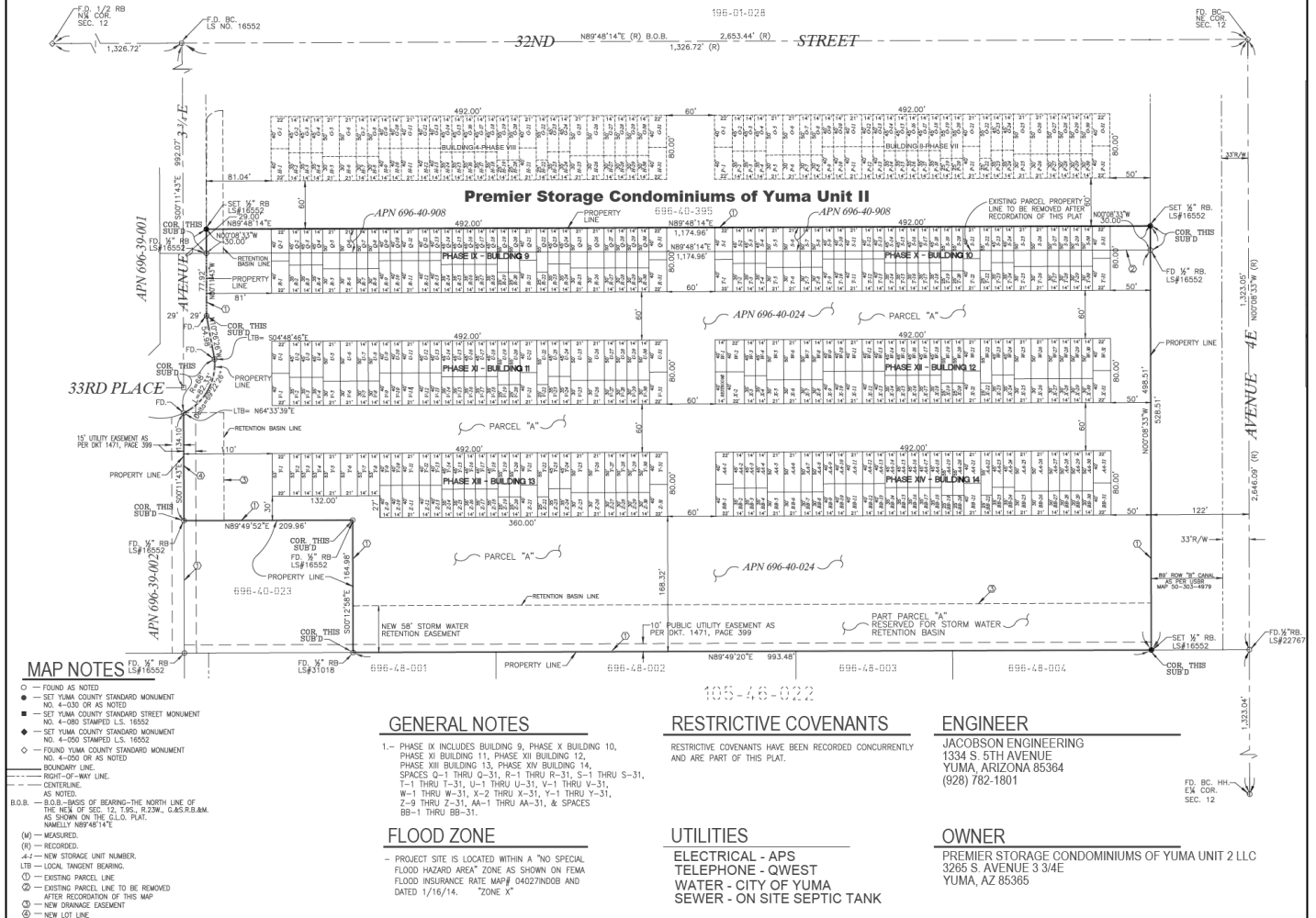
Community Planning Conditions: Amelia Griffin, Senior Planner, (928) 373-5000 ext. 3034

7. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
PRELIMINARY PLAT MAP

PREMIER STORAGE CONDOMINIUMS OF YUMA UNIT II L.L.C.
PHASES IX (BUILDING 9), X (BUILDING 10), XI (BUILDING 11), XII (BUILDING 12),
XIII (BUILDING 13) & XIV (BUILDING 14)
A SUBDIVISION OF THE AIR SPACE OF A PORTION OF THE NE¹/₄ OF SECTION 12,
T.9S., R.23W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
(APN 696-40-024 & APN 696-40-908)



ATTACHMENT C
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (08/19/22)
- **300' Vicinity Mailing:** (07/25/2022)
- **34 Commenting/Reviewing Agencies noticed:** (07/28/22)
- **Site Posted on:** (09/05/22)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (09/12/22)
- **Comments due:** (08/08/22)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	7/29/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	YES	8/5/22	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	7/29/22	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	8/2/22	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	8/8/22	X		
Building Safety	YES	8/1/22	X		
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	8/2/22	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT D
NEIGHBOR NOTIFICATION LIST**

Property Owner	Mailing Address	City	State	Zip Code
NUNEZ GERARDO &	323 QUILLA ST	SALINAS	CA	93905
HAINES JOSEPH	2868 E 13TH ST	YUMA	AZ	85365
DORA M FAZIO FAMILY LLC	11188 S HAVANA AVE	YUMA	AZ	85365
MCKAY CLINT E & KYLA ANN	3705 E 32ND ST	YUMA	AZ	85365
POPE ROBERT E & REBECCA D MAY JT	3715 E 32ND ST	YUMA	AZ	85365
DOLE FRESH VEGETABLE INC CA CORP	PO BOX 2018	MONTEREY	CA	93942
MCKAY CLINT EARL & KYLA ANN	3705 E 32ND ST	YUMA	AZ	85365
JACOBSON COMPANIES INC AZ CORP	1334 S 5TH AVE	YUMA	AZ	85364
PACIFIC AG RENTALS CA LLC	820 PARK ROW STE 686	SALINAS	CA	92901
BASSETTI CODY	402 BASSETT ST	KING CITY	CA	93930
PREMIER STORAGE CONDOMINIUMS OF YUMA UNIT 2 LLC	3265 S AVENUE 3 3/4	YUMA	AZ	85365
BARKLEY SEED INC AZ CORP	PO BOX 5540	YUMA	AZ	85366
KULLMANN CHRIS	5707 E 32ND ST SP 817	YUMA	AZ	85367
MILLER & MILLER & STUART AZ PART	4514 W IRMA ST	YUMA	AZ	85364
MILLER MILLER & STUART GENERAL PARTNERSHIP	4514 W IRMA ST	YUMA	AZ	85364
KINGDOM CONSTRUCTION INC AZ CORP	15529 S AVENUE 2 1/2 E	YUMA	AZ	85365
AMERICAN HOME BUYERS LLC	1407 W CAMINO REAL	YUMA	AZ	85364
AZMKT HOLDINGS LLC	3075 S AVE 4E	YUMA	AZ	85365
ACOSTA MARTIN F & MARTHA L CHEE TONG PING & BETSY TRUST 4-30-1987	PO BOX 4153	YUMA	AZ	85366
FISHER DAVID JOHN & BEVERLY JEAN	PO BOX 6515	YUMA	AZ	85366
FISHER DAVID JOHN & BEVERLY JEAN	5707 E 32ND ST SPC 1013	YUMA	AZ	85365
PETERSON ROBERT K	2240 S ELKS LN #52	YUMA	AZ	85365
MILLER MILLER & STUART PARTNERSHIP	4514 W IRMA ST	YUMA	AZ	85364
PAYNE EUGENE & MICHELE TRUST 9-24-2002	4545 W COUNTY 16TH ST	SOMERTON	AZ	85350
THON THOMAS & JOENE L	3910 LINDEN AVE N	SEATTLE	WA	98103

TWILLMAN RAYMOND	5707 E 32ND ST #628	YUMA	AZ	85365
NORMAN DAVID & SHERRI	5707 E 32ND ST SP 595	YUMA	AZ	85365
SSM MANAGEMENT SERVICES LLC	3008 S BRANDING IRON CT	YUMA	AZ	85365
FOLLETT PAUL & FISHER SANDRA K LIVING TRUST 4-30-2007	1662 W 12TH LN	YUMA	AZ	85364
WEISS ROBERT HAROLD & FREIDA TRUST 5-19-1992	PO BOX 26209	YUMA	AZ	85367
FREDSON FLOYD E	PO BOX 710842	SANTEE	CA	92072
MARSHALL WAYNE A & CYNTHIA A	188-28319 TOWNSHIP RD 384	RED DEER COUNTY	AB	T4S 2A4
DE LA ROSA VICTOR	5531 E 39TH LN	YUMA	AZ	85365
WALLACE FAMILY REVOCABLE TRUST 7-19-1999	3400 S AVE 7E #400	YUMA	AZ	85365
RUIZ JULIO CESAR	PO BOX 7380	YUMA	AZ	85366
BRUCE DENNIS & BRENDA	3400 S AVENUE 7E #239	YUMA	AZ	85365
B & B CHADWICK TRUST 10-29- 2020	2953 W 11TH ST	YUMA	AZ	85364
CARLSON BRIAN ARDEN & BONITA FAYE	1511 3RD ST SE APT 304	JAMESTOWN	ND	58401
JARVIS MICHAEL J & JEANINE TRUST 4-22-1998	4374 W 15TH PL	YUMA	AZ	85364
LOZANO ENRIQUE & ALEJANDRA		Yuma	AZ	85365
CROSBY GLENN A & MATILDA	2733 E 16TH ST	NATIONAL CITY	CA	91950
ETHINGTON CORY & JONNA JT	3532 W 16TH PL	YUMA	AZ	85364
JONHENRY TRUST 5-25-2021	14711 E 41ST LN	YUMA	AZ	85367
ISABELLA JOHN & TONYA ISABELLA	9779 DOMER RD	SANTEE	CA	92071
GRONBERG ROBERT & BARBARA	4820 E SILVER PINE RD	COLBERT	WA	99005
JARVIS MICHAEL J & JEANINE HARDY TRUST 4-22-1998	4374 W 15TH PL	YUMA	AZ	85364
LARSSON FAMILY TRUST MAY 23 1996	14828 E 50TH DR	YUMA	AZ	85367
SBI TRUST 4-24-2019	640 S 7TH AVE	YUMA	AZ	85364
LOKAREDDY SURENDDHER & RACHANA TRUST 10-30-1999	4379 W EL DORADO RD	YUMA	AZ	85364
TEBBE JACOB & ALLISON JO	8179 E 35TH LN	YUMA	AZ	85365
DAVENPORT TRUST 12-23-2020	7322 E 24TH LN	YUMA	AZ	85365
GAM HOLDINGS LLC	4627 RUFFNER ST	SAN DIEGO	CA	92111
VILLEGAS GUILLERMO	2554 W 16TH ST #139	YUMA	AZ	85364
HUTTON ROBERT F & DIANNE L	444 NE WINCHESTER # 28F	ROSEBURG	OR	97470
PETERSON RICHARD N	6308 DAY ST	TUJUNGA	CA	91042

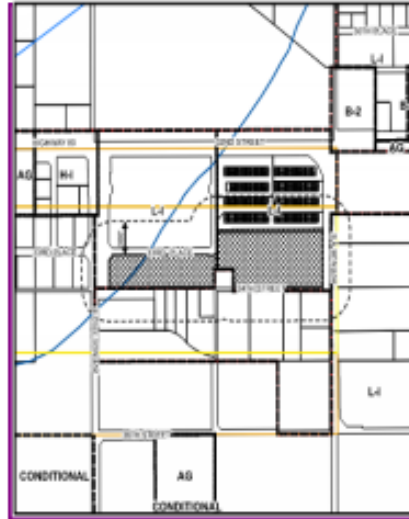
SLATON ROBERT & SUSAN	3761 E KING RANCH DR	YUMA	AZ	85365
ACS GRESHAM TRUST 11-12-2020	11816 E 24TH LN	YUMA	AZ	85367
WORRELL DAVID	4415 W GRANGE AVE	POST FALLS	ID	83854
FLORES FRANCISCO H & VERONICA CPWROS	3041 S BRANDING IRON CT	YUMA	AZ	85364
MOODY JAMES & CYNTHIA	PO BOX 58	BEZANSON	AB	T0H 0G0
WILDQUAILVORTEX LLC	4774 E 30TH PL STE A	YUMA	AZ	85365
LEE BRANDON	1295 S 28TH DR	YUMA	AZ	85364
SKILLMAN DELBERT ROBERT REVOCABLE TRUST 11-17-2009	5707 E 32ND ST #255	YUMA	AZ	85365
LOZANO ENRIQUE & ALEJANDRA CPWROS		Yuma	AZ	85365
STANDFORD JERRY & BONNIE	3475 S GALAXY WY	YUMA	AZ	85365
DEANDA MARK & DESSA	2006 KENNEDY LN	YUMA	AZ	85365
INVESTMENT ALPHA LLC	10712 E HENSLEY BLVD	YUMA	AZ	85367
HALL DOUGLAS ROY & KELLY SHERMAN		PALMER	AK	99645
NUNES JAMES A & LEIGHANNE FAMILY LIVING TRUST 10-22-2019	PO BOX 6645	SALINAS	CA	93912
BOELTS FARMS AZ LLC	1573 E KUNS CT	YUMA	AZ	85365
DINUBILO MICHAEL L & JAN K REVOCABLE FAMILY TRUST 10-2- 2014	5951 E 39TH ST	YUMA	AZ	85365
HUSKEY KENNETH	1592 E SUNRISE LN	YUMA	AZ	85365
YUMA'S INSULATION LLC	8264 MOJAVE LN	YUMA	AZ	85364
BLAKE GREGORY LEIGH	11367 S KINGMAN AVE	YUMA	AZ	85365
SOUZA SEAN GREGORY	21 DAVID ST	VINEYARD HAVEN	MA	2568
SCHUIT FAMILY TRUST 1-26-2007	16720 WEST EDGEMONT AVE	GOODYEAR	AZ	85395

ATTACHMENT E
NEIGHBOR MAILING

This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV. This 13.65 acre commercial condominium subdivision is proposed to create 363 storage condominiums in six new buildings. The property is located at the southeast corner of Avenue 3 ¼ E and 32nd Street, Yuma, AZ.

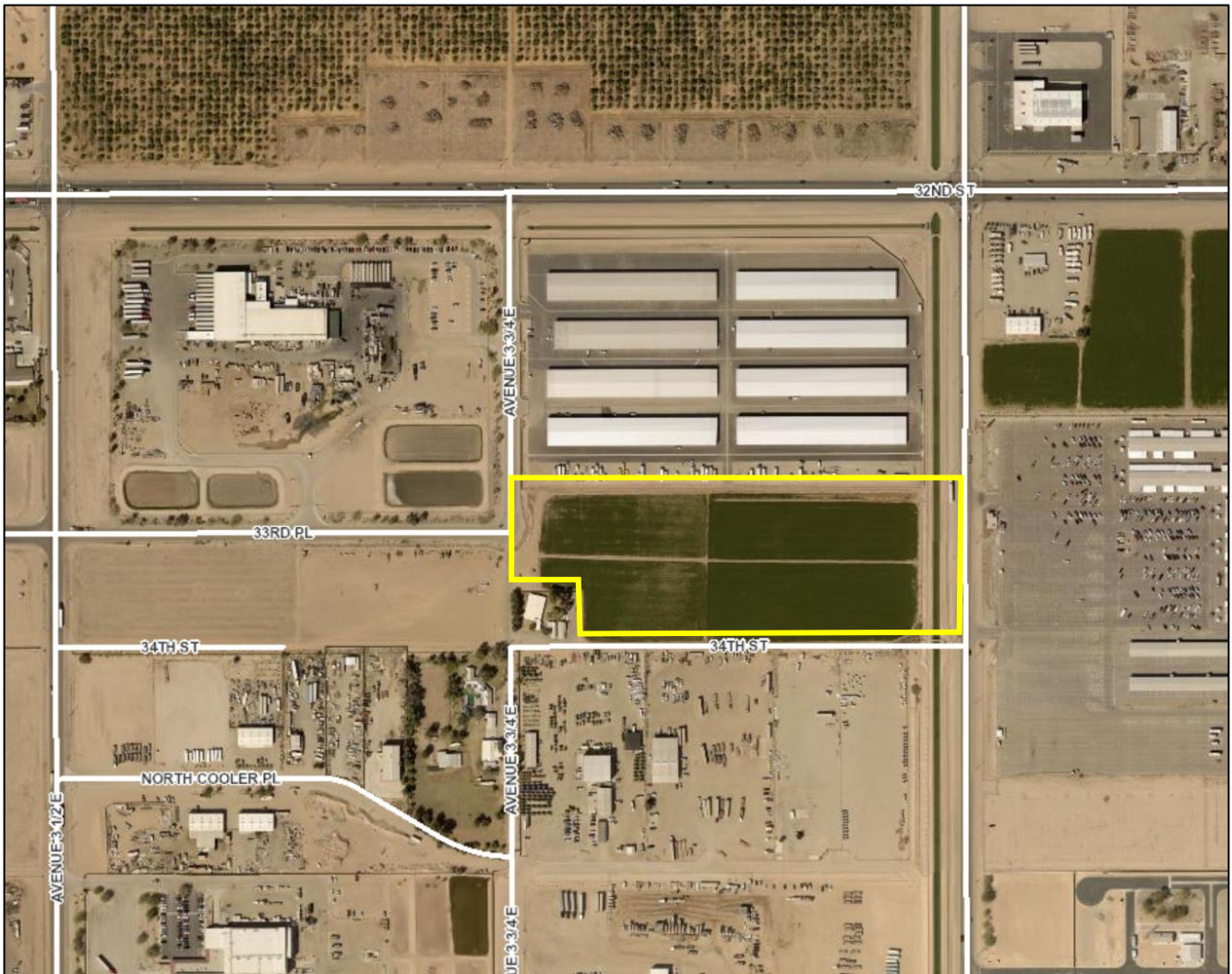
**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-40303-2022**

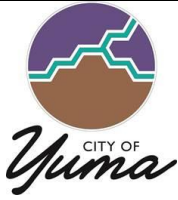
PUBLIC HEARING
9/12/22 @ 4:30pm
City of Yuma Public Works
Training Room, 155 W. 14th
Street, Yuma, AZ.



Because you are a neighbor within 300' of the southeast corner of Avenue 3 ¼ E and 32nd Street, Yuma, AZ, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Amelia Griffin by phone at (928) 373-5000 ext. 3034 or by email at Amelia.Griffin@YumaAz.gov

ATTACHMENT F
AERIAL PHOTO





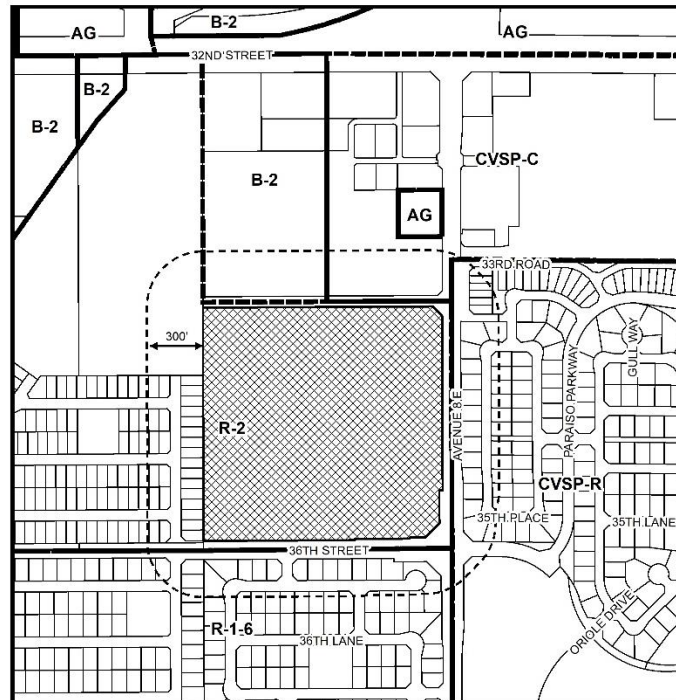
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: BOB BLEVINS**

Hearing Date: September 12, 2022 **Case Number:** SUBD-40366-2022

Project Description/Location: This is a request by Edais Engineering, on behalf of La Vida Seca, LLC, for approval of the final plat for the La Vida Subdivision. This subdivision will contain approximately 36.11 acres, and is proposed to be divided into 181 residential lots, ranging in size from 6,000 square feet to 10,838 square feet. The property is located at the northwest corner of Avenue 8E and E. 36th Street, Yuma, AZ

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Medium Density Residential (R-2)	Undeveloped	Medium Density Residential
North	General Commercial (B-2); Cielo Verde Specific Plan Commercial (CVSP-C)	Apartments/Commercial	Commercial
South	Low Density Residential (R-1-6)	Sierra Montana Subdivision	Low Density Residential
East	Cielo Verde Specific Plan Residential (CVSP-R)	Cielo Verde Subdivision	Low Density Residential / High Density Residential
West	Medium Density Residential (R-2)	Santana Subdivision (under development).	Medium Density Residential

Location Map



Prior site actions: Annexation: Ord. O99-29 (July 3, 1999); Rezone: Ord. O2007-25 (May 2, 2007; add the Planned Unit Development Overlay District (PUD)), Ord. O2022-021 (July 6, 2022; remove the Planned Unit Development Overlay District (PUD)); Preliminary Plat: SUBD-39757-2022 (July 11, 2022).

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the La Vida Subdivision, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-40366-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the final plat, the Planning and Zoning Commission is authorizing the design of La Vida Subdivision for the property located at the northwest corner of Avenue 8E and E. 36th Street, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on July 3, 1999. A recently-approved rezoning request removed the Planned Unit Development Overlay District (PUD), while maintaining the underlying Medium Density Residential (R-2) District. The subject property consists of approximately 36 acres with frontage along 36th Street and Avenue 8E, adjacent to the Sierra Montana residential subdivision. This new development is planned for single-family residential lots ranging in size from 6,000 square feet to 10,838 square feet.

Further specified in Yuma City Code §154-07.01, the following are some of the development standards required in the (R-2) District:

1. The maximum lot coverage shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 10 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

As a condition of approval from the recent rezoning, the applicant submitted a justification for the utilization of an existing traffic study that was completed in 2007. This justification and the existing traffic study have been reviewed and accepted by City staff.

With this development, staff will require that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits.

1. Does the subdivision comply with the zoning code and the zoning district development standards?
Yes.

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	6,000 SF			Maximum:	10,838 SF		Yes	X	No	
Lot Depth	Minimum:	90 FT			Maximum:	155 FT		Yes	X	No	
Lot Width/Frontage	Minimum:	50 FT			Maximum:	82 FT		Yes	X	No	
Setbacks	Front:	20 FT	Rear:	10 FT		Side:	7 FT	Yes	X	No	
District Size	36.11	Acres						Yes	X	No	
Density	5	Dwelling units per acre						Yes	X	No	
Issues: None											

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes	X	No		N/A	
Existing Streets	Yes		No		N/A	X
Cul-de-sacs	Yes	X	No		N/A	
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	

Issues: None

Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes	X	No		N/A	
Orientation to Arterials	Yes	X	No		N/A	
Business or Industrial	Yes	X	No		N/A	

Issues: None

Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	X
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	

Issues: None

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Yes.

Land Use Element:											
Land Use Designation:				Medium Density Residential							
Issues:				None							
Historic District:	Brinley Avenue			Century Heights			Main Street			None	X
Historic Buildings on Site:			Yes		No	X					
Transportation Element:											

FACILITY PLANS										
TRANSPORTATION MASTER PLAN		Planned		Existing		Gateway	Scenic	Hazard	Truck	
Avenue 8E – 4-Lane Collector		47 FT H/W ROW		50 FT H/W ROW						
34th Street – Local Street		29 FT H/W ROW		29 FT H/W ROW						
36th Street – Local Street		29 FT H/W ROW		50 FT H/W ROW						
Bicycle Facilities Master Plan		Avenue 8E: Future Bike Lane								
YCAT Transit System		Gold Route 8/Brown Route 3 – Avenue 8 E at 32 nd Street								
Issues:		None								
Parks, Recreation and Open Space Element:										
Parks and Recreation Facility Plan										
Neighborhood Park:	Existing: Saguaro Park				Future: Saguaro Park					
Community Park:	Existing: Kennedy Park				Future: Aqua Viva Park					
Linear Park:	Existing: East Main Canal Linear Park				Future: Gila Gravity Main Canal Linear Park					
Issues:		None								
Housing Element:										
Special Need Household:		N/A								
Issues:		None								
Redevelopment Element:										
Planned Redevelopment Area:		N/A								
Adopted Redevelopment Plan:		North End:			Carver Park:			None:	X	
Conforms:		Yes		No		N/A				
Conservation, Energy & Environmental Element:										
Impact on Air or Water Resources		Yes		No	X					
Renewable Energy Source		Yes		No	X					
Issues:		None								
Public Services Element:										
<u>Population Impacts</u> Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person		<i>Single Family</i>		Population	Impact	Consumption		Generation		
		Proposed	Per Unit		Officers	GPD	AF	GPD		
		181	3	507	0.96	104,908	117.5	35,476		
Fire Facilities Plan:		Existing: Fire Station No. 5				Future: Fire Station No. 7				
Water Facility Plan:		Source:	City	X	Private		Connection		12" PVC	
Sewer Facility Plan:		Treatment:	City	X	Septic		Private		12" PVC	
Issues:		None								
Safety Element:										
Flood Plain Designation:		Flood Zone X		Liquefaction Hazard Area:			Yes		No	X
Issues:		None								
Growth Area Element:										
Growth Area:		Araby Rd & Interstate 8			Arizona Ave & 16 th St			Avenue B & 32 nd St.		
	North End		Pacific Ave & 8 th St			Estancia			None	
Issues:		None								

4. Does the subdivision comply with the conditions of the rezoning?

Yes.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

Public Comments Received:

Name:	Ron Ahlstrom			Contact Information:	530-957-1600					
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
Not opposed; "It is fine".										

External Agency Comments:

None Received.

Neighborhood Meeting Comments:

No Meeting Required.

Proposed conditions delivered to applicant on: 08/12/22

Final staff report delivered to applicant on: 08/29/22

<input checked="checked" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 08/12/22
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments

A	B	C	D	E	F	G	H	I
Final Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Rezone Conditions	Preliminary Plat Conditions	Agency Notifications	Neighbor Notification List	Neighbor Mailing	Aerial Photo

Prepared By: *Robert M. Blevins*

Date: 08/26/22

Robert M. Blevins
Principal Planner

Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: *Alyssa Linville*

Date: August 25, 2022

Alyssa Linville,
Assistant Director Community Planning

**ATTACHMENT A
FINAL PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

City Attorney Comments: (928) 373-5058:

4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:

7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along S. Avenue 8E, E. 34th Street, and E. 36th Street. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

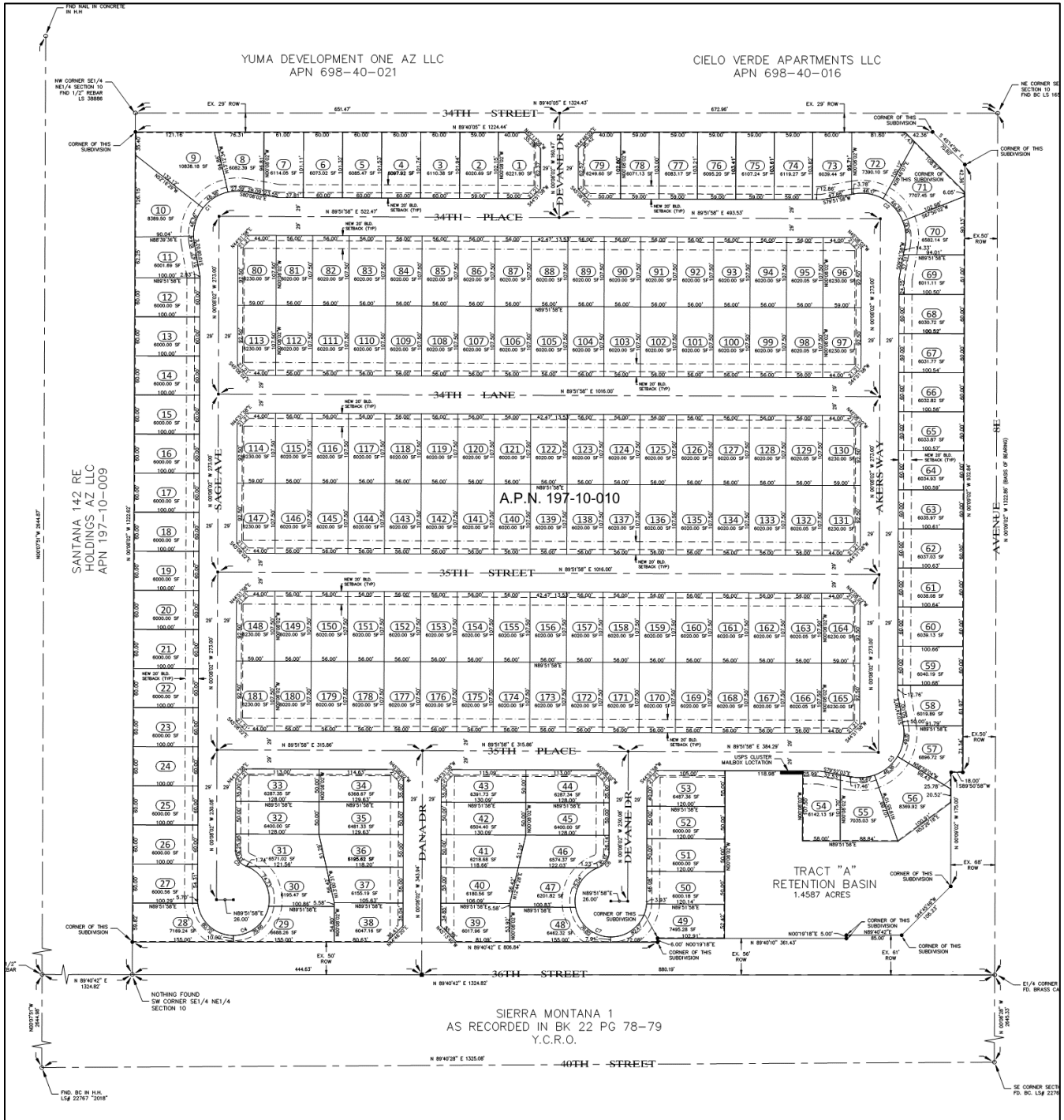
Community Planning: Robert M. Blevins, Principal Planner (928) 373-5189:

8. A time frame of build-out for the subdivision shall be submitted to the Yuma School District One to enable the districts to adequately plan for future school facilities.

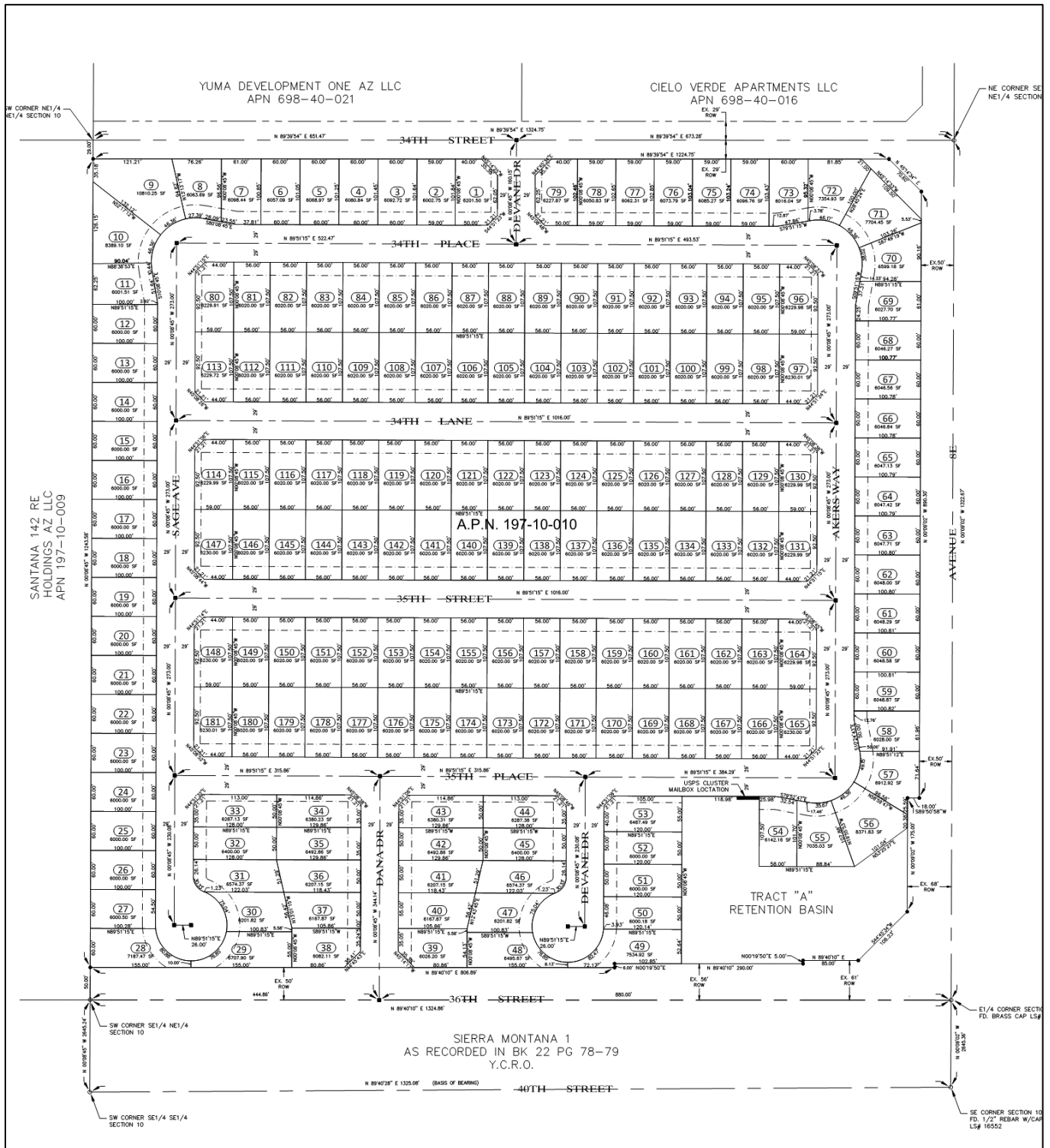
9. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
10. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
11. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B FINAL PLAT MAP



ATTACHMENT C
PRELIMINARY PLAT MAP



ATTACHMENT D
REZONE CONDITIONS

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. Owner/developer shall design, and construct the south half of 34th Street adjoining the property to City of Yuma local street construction standards 2-030 to include sidewalk, curb, gutter, and street lights on the south half, at the time that the property is developed.
5. Owner/developer shall design to City standards and extend the 10" water line across the property frontage on 34th Street at the time of the property development.
6. Owner/developer shall submit a traffic study for the proposed development at the time the preliminary plat is submitted for the subdivision. Note: There is an existing traffic study for same area encompassed from several years ago. If that traffic study is used then justification for utilizing that study will be needed at the time the preliminary plat is submitted for the future subdivision. The traffic study and/or justification will be reviewed by the City Traffic Engineer for approval or denial.
7. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to A.R.S. § 9-462.01.

ATTACHMENT E
PRELIMINARY PLAT CONDITIONS

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.
7. The Owner/Developer shall extend the 10" water line on 34th street across the property frontage.
8. The Owner/Developer shall construct the south half of 34th Street across the property frontage per City of Yuma Construction standard 2-030 (local street), with type III barricades at the end, and signage indicating dead end street with no turn around.
9. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

ATTACHMENT F
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 08/19/22
- **300' Vicinity Mailing:** 07/25/22
- **34 Commenting/Reviewing Agencies noticed:** 07/28/22
- **Hearing Date** 09/12/22
- **Comments due:** 08/08/22

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	08/04/22	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	08/02/22	X		
Yuma County Planning & Zoning	YES	08/09/22	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	08/03/22	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	08/02/22	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	08/03/22	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	08/08/22	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT G
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code
LA VIDA SECA LLC	4575 W COVERED WAGON WAY	YUMA, AZ 85364
FONSECA CLAUDIA & OMAR	3460 S WOODPECKER DR	YUMA, AZ 85365
NORIEGA FRANCISCO & ARACELY JT	7983 E 36TH PL	YUMA, AZ 85365
DELLIT DONALD T & LYNN JT	8043 E 35TH PL	YUMA, AZ 85365
VALENCIA ALEJANDRO & DENISE M	3496 S WOODPERCKER DR	YUMA, AZ 85364
RODRIGUEZ ISAAC & LEILA L JT	3522 S WOODPECKER DR	YUMA, AZ 85365
RODRIGUEZ RAFAEL A & IMELDA JT	3401 S DESERT IRONWOOD DR	YUMA, AZ 85365
BARKLEY LTD PTNR	PO BOX 5027	YUMA, AZ 85366
PUCKETT BRIAN S & MICHELLE L JT	7871 E 36TH PL	YUMA, AZ 85365
WALLACE CHAD R & JENNIFER J CPWROS	7800E 36TH PL	YUMA, AZ 85365
AVALOS KAREN L	3449 S WOODPECKER DR	YUMA, AZ 85365
BOUCHER CLARICE E	11274 S FORTUNA RD STE D2	YUMA, AZ 85367
DERAKHSHAN BIJAN C & JENNIVYR CPWROS	7840 E 36TH PL	YUMA, AZ 85365
MAHAYDIK MATTHEW IVAN & ANJANETTE	14671 E 41ST LN	YUMA, AZ 85367
JACOBSON RACHEL	3377 S DESERT IRONWOOD DR	YUMA, AZ 85365
AHLSTROM RONALD J TRUST 2-7-2007	7890 E 36TH PL	YUMA, AZ 85365
GONZALEZ JOSHUA DAVID	3481 S WOODPECKER DR	YUMA, AZ 85365
SCHISLER JACK A & NANCY A JT	3523 S WOODPEAKER DR	YUMA, AZ 85365
BALL GERALD EUGENE & TRICIA SUE CPWROS	3474 S WOODPECKER DR	YUMA, AZ 85365
BUFFORD JAMERE OMARI	7940 36TH ST	YUMA, AZ 85365
MCDONNELL STEVEN & ANAMAE D CPWROS	3612 S SAGE AVE	YUMA, AZ 85365
HARRISON DILLON & MAKAYLA	3440 S WOODPECKER DR	YUMA, AZ 85365
GUELL MARTIN E	3385 S DESERT IRONWOOD DR	YUMA, AZ 85365
THORNBURG 2005 TRUST	7853 E 36TH PL	YUMA, AZ 85365
DIAMOND NICHOLAS ALEXANDER & AMANDA KAY CPWROS	3544 S WOODPECKER DR	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
GUERRA MARIO V JR & MICHELLE CPWROS	3461 S WOODPECKER DR	YUMA, AZ 85365
SUGGS AARON J & JOHANNA	7951 E 36TH PL	YUMA, AZ 85365
SALCEDO OSCAR & KARINTHYA L JT	2642 S EL CAPITAN AVE	YUMA, AZ 85365
JACOBSON COMPANIES INC AZ CORP	1334 S 5TH AVE	YUMA, AZ 85364
DENNIS LINDA J	3409 S DESERT IRONWOOD DR	YUMA, AZ 85365
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
KOEHL ANTHONY M & ROSALINDA E	7823 E 36TH PL	YUMA, AZ 85365
CALDWELL JEREMY & SHAMI	8020 E 34TH LN	YUMA, AZ 85365
MORENO GREGORIO & IMELDA JT	7973 E 36TH PL	YUMA, AZ 85365
HORN GINETTE M & DAVID A	8021 E 35TH PL	YUMA, AZ 85365
BOSTON REVOCABLE LIVING TRUST 1-19-2016	7922 E 36TH PL	YUMA, AZ 85365
MARIN ROBERT C & JESSICA A JT	3506 S WOODPECKER DR	YUMA, AZ 85365
SANCHEZ JANET R	3568 S WOODPECKER DR	YUMA, AZ 85365
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
WEATHERSBY KENNETH K	3441 S WOODPECKER DR	YUMA, AZ 85365
GUERRERO SALVADOR & KARINA	7870 E 36TH PL	YUMA, AZ 85365

ENGEL RUSSELL K & JULIE J JT	7883 E 36TH PL	YUMA, AZ 85365
COX KATHLEEN TRUST 6-4-2015	3497 S WOODPECKER DR	YUMA, AZ 85365
SALIZZONI JEREMY W & NEVA C CPWROS	7834 E 36TH PL	YUMA, AZ 85365
RAMIREZ NOE & BIANCA CPWROS	7822 E 36TH PLACE	YUMA, AZ 85365
NORTH DERRICK C & TRACEY LEE JT	3545 S WOODPECKER DR	YUMA, AZ 85365
AVALOS REBECCA	7941 E 36TH PL	YUMA, AZ 85365
YUMA DEVELOPMENT ONE AZ LLC	PO BOX 1417	FORT GIBSON, OK 74434
CHARLES JASON C	3417 S DESERT IRONWOOD DR	YUMA, AZ 85365
BELENSKI JOEL B	3480 S WOODPECKER DR	YUMA, AZ 85365
ALVAREZ TOMAS JOSIAH & ARIANNA	7891 W 36TH PL	YUMA, AZ 85365
HAUGH KRISTOPHER K & ROBIN D	7835 E 36TH PL	YUMA, AZ 85365
CIELO VERDE APARTMENTS LLC	1334 S 5TH AVE	YUMA, AZ 85364
HEATON KELLY & KA LING	8042 E 34TH LN	YUMA, AZ 85365
VILLEGAS CESAR	6886 CAMINO DE AMIGOS	CARLSBAD, CA 92009
LOVETT KEVIN WAYNE CECILY M	7960 E 36TH PL	YUMA, AZ 85365
MUNDHENKE BRENT & MARIBEL JT	7991 E 36TH PL	YUMA, AZ 85365
WAL-MART STORES INC DE CORP	PO BOX 8050	BENTONVILLE, AR 72712
CONTRERAS ANDRES	3586 S WOODPECKER DR	YUMA, AZ 85365
ALBELAIZ JOHANY DAYAN TERRAZAS	3393 S DESERT IRONWOOD DR	YUMA, AZ 85365
VALADEZ LEOCADIO ORTIZ & MARIA GUADALUPE	430 MARIGOLD AVE	FREEDOM, CA 95019
ELDER DANIEL & KAREN CPWROS	3507 S WOODPECKER DR	YUMA, AZ 85365
WHELCHER BRYAN & SUZZETTE Y CPWROS	7865 E 36TH PL	YUMA, AZ 85365

ATTACHMENT H NEIGHBOR MAILING

This is a request by Edais Engineering, on behalf of La Vida Seca, LLC, for approval of the final plat for the La Vida Subdivision. This subdivision will contain approximately 36.11 acres, and is proposed to be divided into 181 residential lots, ranging in size from 6,000 square feet to 10,838 square feet. The property is located near the northwest corner of Avenue 8E and 36th Street, Yuma, AZ.

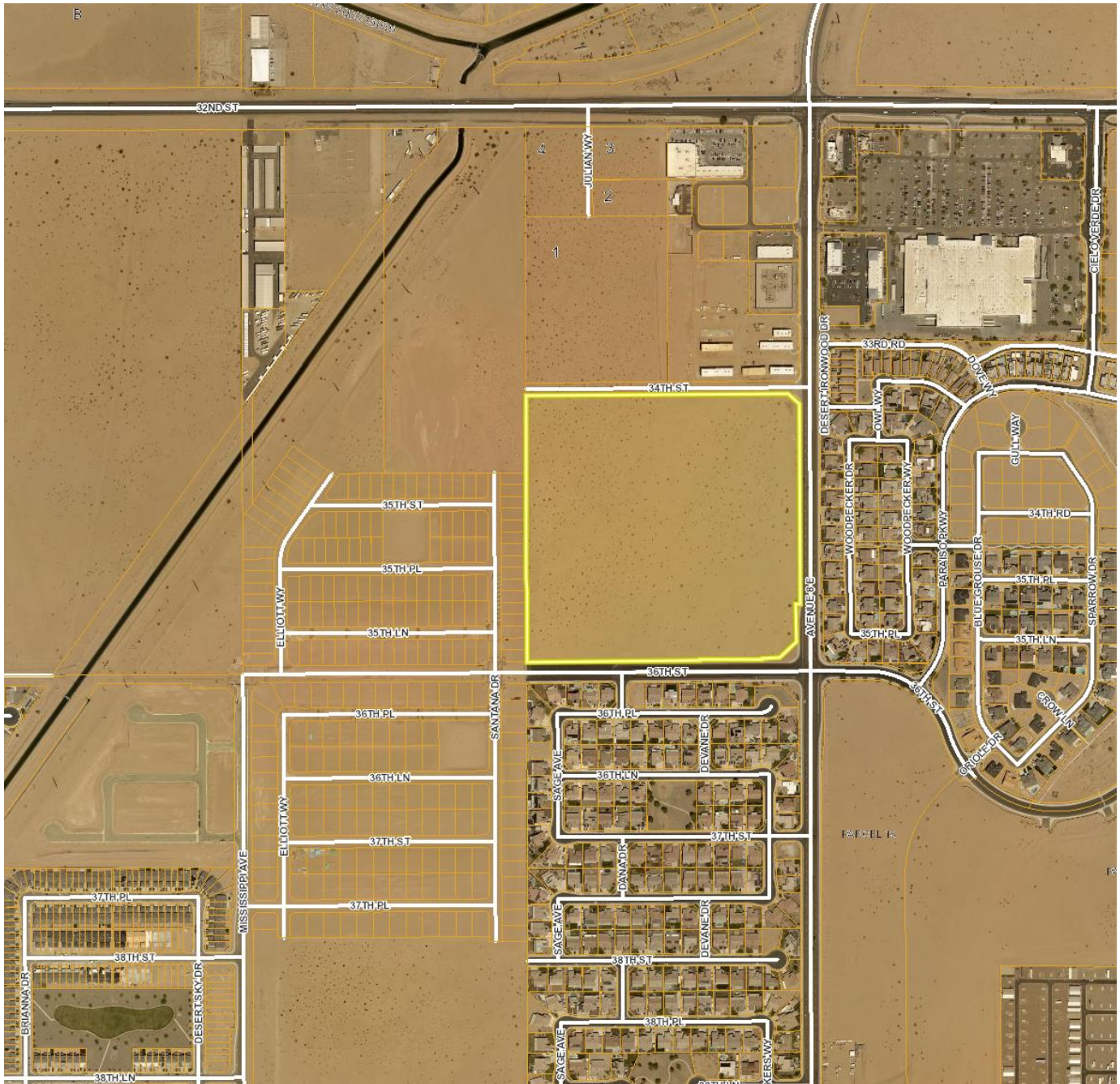
**MEETING DATE,
TIME & LOCATION
FOR CASE #
SUBD-40366-2022**

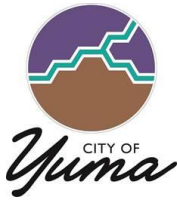
PUBLIC HEARING
9/12/22 @ 4:30pm
City of Yuma Public Works
Training Room, 155 W. 14th
Street, Yuma, AZ.



Because you are a neighbor within 300' of the northwest corner of Avenue 8E and 36th Street, Yuma, AZ., AZ, you are invited to attend the public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Robert Blevins by phone at (928) 373-5189 or by email at Robert.Blevins@YumaAz.gov

ATTACHMENT I AERIAL PHOTO





STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE TYPE – GENERAL PLAN AMENDMENT
Case Planner: Erika Peterson

Hearing Date: September 12, 2022

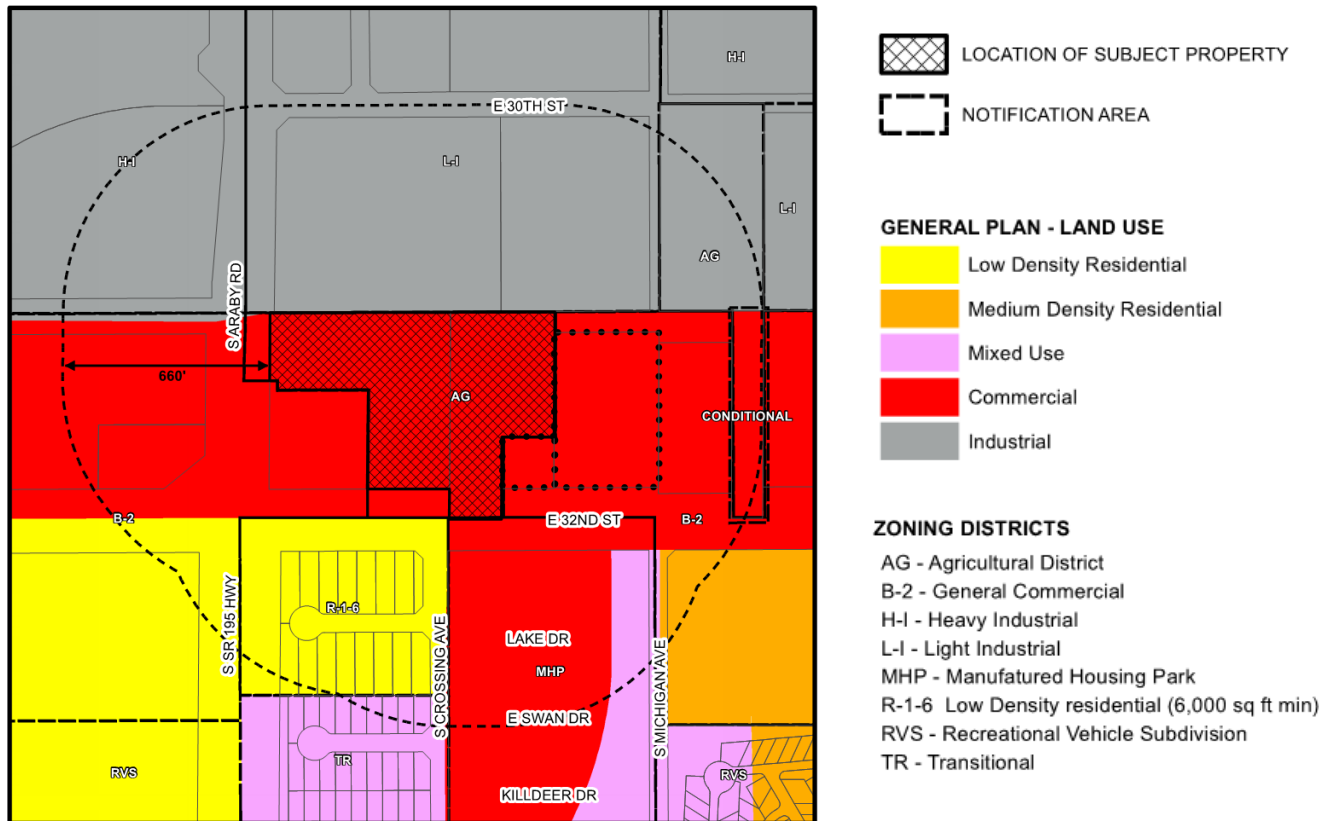
Case Number: GP-40072-2022

Project Description/Location:

This is a Major General Plan Amendment request by Edward Matti on behalf of E.M. Capital Inc., to change the land use designation from Commercial to High Density Residential for approximately 9.2 acres, for the properties located at 6580 and 6620 E. 32nd Street.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agriculture (AG)	RV and Mobile Home Park	Commercial
North	Light Industrial (L-I)	Tractor Dealer	Industrial
South	Low Density Residential/Manufactured Home Park/General Commercial (R-1-6/MHP/B-2)	Single-family homes/Manufactured Home Park/Auto Sales	Low Density Residential/Mixed Use/Commercial
East	General Commercial (B-2)	Self-Storage Facility	Commercial
West	General Commercial (B-2)	Gas Station/Undeveloped	Commercial

Location Map



Prior site actions: None.

Staff Recommendation: Staff recommends the Planning and Zoning Commission take public comment at this, the first of two public hearings. The second public hearing will be held on October 10, 2022.

Suggested Motion: Move to close the first public hearing on this general plan amendment request.

Staff Analysis: This is a Major General Plan Amendment request by Edward Matti on behalf of E.M. Capital Inc., to change the land use designation from Commercial to High Density Residential for approximately 9.2 acres, for the properties located at 6580 and 6620 E. 32nd Street.

The existing Commercial land use designation supports the following types of zoning: Transitional (TR), Old Town (OT), Planned Shopping Center (PSC), Limited Commercial (B-1), General Commercial (B-2), and Business Park (BP) districts.

The proposed High Density Residential land use designation supports the following types of zoning: High Density Residential (R-3), Residence-Manufactured Housing (R-MH), Recreational Vehicle Subdivision (RVS), and Manufactured Home Park (MHP) districts.

The proposed land use designation would allow the applicant to pursue a rezoning that would support the existing RV and Mobile Home Park use.

Density

The current land use designation of Commercial would allow the existing non-conforming RV and Mobile Home Park of 116 spaces to continue.

The proposed High Density Residential land use designation would allow from 120 to 166 dwelling units.

Population

Information from the 2016-2020 American Community Survey provides data on population by housing unit type. The information results in an average household size for RV/Mobile homes of 1.8 persons per dwelling in the City of Yuma. Comparing the densities allowed within the General Plan, the potential persons expected are:

- Commercial:
 - Existing 116 spaces – Expected population: 209
- High Density Residential:
 - Minimum 120 homes – Expected population: 216
 - Maximum 166 homes – Expected population: 299

The 2010 Census identified that 20% of the population within the City of Yuma was between 5 and 17 years of age. Therefore, the expected school-age population is estimated at:

- Commercial:
 - Expected population: 209 – School Age: 42
- High Density Residential:
 - Minimum expected population: 216 – School Age: 43
 - Maximum expected population: 299 – School Age: 60

Transportation

The property is located north of 32nd Street. Roadways to and from the site are existing and fully developed. Access to the property will be from 32nd Street, a Principal Arterial, with connections to Araby Road and SR-195 Highway to the west, and Avenue 7E to the east.

According to the City of Yuma Transportation Master Plan, 32nd Street operates at a Level of Service (LOS) of C or above, meaning that there are stable conditions with movements somewhat restricted due to higher volumes but not objectionable to motorists. The Yuma Metropolitan Planning Organization identifies average annual daily traffic counts for 2021 as 18,605 vehicles on 32nd Street near the Araby Road intersection. 32nd Street is currently a 4-lane roadway and is identified in the Transportation Master Plan as a Principal Arterial.

Housing

The Housing Element of the City of Yuma 2012 General Plan addresses the need to provide safe, decent, sanitary, and affordable housing for all residents. And specifically Objective 1.3 notes providing a variety of housing types:

Objective 1.3: Encourage a variety of housing types to meet all socioeconomic segments of the population, considering both full time and seasonal residents.

An Action Item of the Housing Element is to consider rezoning land for higher density residential development to promote additional rental and lower cost ownership options.

The General Plan amendment request is to provide a housing choice other than Low Density Residential single-family homes, which is the predominant housing option in the City of Yuma.

Public Services

It is a requirement of State Statute for a General Plan to identify public schools and other public buildings. The City of Yuma General Plan Public Services Element identifies the location of public/charter schools within the 3 school districts in the General Plan area. The request is located within the district boundaries of the Yuma Elementary School District One and the Yuma Union High School District.

According to the Yuma Elementary School District One Boundary Map, the elementary students in the subject area are within the boundary of Desert Mesa Elementary School located at 2350 S. Avenue 7 ½ E. Junior high school students are within the boundary of Castle Dome Middle School at 2353 S. Otondo Drive.

According to the Yuma Union High School District, the high school students are within the boundary of Gila Ridge High School located at 7150 E. 24th Street.

1. Does the proposed amendment impact any elements of the General Plan?

No The elements of the General Plan will not be impacted by the proposed amendment.

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
32 nd Street - Principal Arterial	80 Foot HW	100 Foot HW
Median Disclosure	Required	

2. Does the proposed amendment impact any of the facility plans?

No The change in land use will not significantly impact any of the facilities plans.

3. Is the proposed amendment in conflict with Council's prior actions?

No No prior Council actions have occurred for this site.

Scheduled Public Hearings:

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: September 12, 2022
<input type="checkbox"/>	City of Yuma Planning and Zoning Commission: October 10, 2022
<input type="checkbox"/>	City of Yuma City Council: November 16, 2022

Public Comments Received:

None Received

Agency Comments:

See Attachment B

Neighborhood Meeting Comments:

None Received

Attachments

A	B	C	D
Agency Comments	Staff Worksheet	Neighbor Notification List	Aerial Photo

Prepared By:

Erika Peterson

Date:

8/23/2022

Erika Peterson
Associate Planner

Erika.Peterson@YumaAZ.Gov (928)373-5000, x3071

Reviewed By:

Jennifer L. Albers

Date:

8/23/2022

Jennifer L. Albers, AICP
Principal Planner

Approved By:

Alyssa Linville

Date:

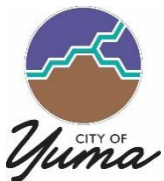
08/25/2022

Alyssa Linville,
Assistant Director Community Development

ATTACHMENT A
AGENCY COMMENTS

DATE:	6/28/2022	NAME:	Isabell Garcia	TITLE:	Development TES
AGENCY:	ADOT Southwest District			PHONE:	(928)317-2159
<i>Enter comments below:</i>					
At the appropriate time in the process, the ADOT Southwest District would like the opportunity to review and comment on a Traffic Impact Analysis (TIA). Thank you.					

**ATTACHMENT B
STAFF WORKSHEET**

	STAFF RESEARCH – GENERAL PLAN AMENDMENT CASE #: GP-40072-2022 CASE PLANNER: ERIKA PETERSON
---	---

I. PROJECT DATA

Project Location:		6580 & 6620 E. 32 nd Street												
Parcel Number(s):		698-27-004, 698-27-005												
Parcel Size(s):		9.2 acres												
Total Acreage:		9.2												
Proposed Dwelling Units:		Maximum:		166		Minimum:		120						
Address:		6580 & 6620 E. 32 nd Street												
Applicant:		E.M. Capital, Inc.												
Applicant's Agent:		Edward Matti												
Land Use Conformity Matrix:		Current Zoning District Conforms:								Yes		No	X	
Zoning Overlay:	Public		AO		Auto		B&B		Historic		None	X		
	Airport	Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE	
	Existing Zoning				Current Use				General Plan Designation					
Site	Agriculture (AG)				RV and Mobile Home Park				Commercial					
North	Light Industrial (L-I)				Tractor Dealer				Industrial					
South	Low Density Residential/Manufactured Home Park/General Commercial (R-1-6/MHP/B-2)				Single-family homes/Manufactured Home Park/Auto Sales				Low Density Residential/Mixed Use/Commercial					
East	General Commercial (B-2)				Self-Storage Facility				Commercial					
West	General Commercial (B-2)				Gas Station/Undeveloped				Commercial					
Prior Cases or Related Actions:														
<u>Type</u>		<u>Conforms</u>				<u>Cases, Actions or Agreements</u>								
Pre-Annexation Agreement		Yes		No		N/A								
Annexation		Yes		No		O99-29 adopted 7-3-1999								
General Plan Amendment		Yes		No		N/A								
Development Agreement		Yes		No		N/A								
Rezone		Yes		No		N/A								
Subdivision		Yes		No		N/A								
Conditional Use Permit		Yes		No		N/A								
Pre-Development Meeting		Yes	X	No		Date: 10/5/2021								
Enforcement Actions		Yes		No		N/A								
Land Division Status:		Legal lot of record (entire parcel)												
Irrigation District:		YMIDD												
Adjacent Irrigation Canals & Drains:		B Canal												
Water Conversion: (5.83 ac ft/acre)		53.630 Acre Feet a Year												
Water Conversion Agreement Required		Yes		No	X									

II. CITY OF YUMA GENERAL PLAN

Land Use Element:

Land Use Designation:	Commercial									
Noise Contour:	N/A		Overlay/Specific Area:		N/A					
Issues:										
Historic District:	Brinley Avenue		Century Heights		Main Street		None		X	
Historic Buildings on Site:	Yes		No	X						

Transportation Element:

FACILITY PLANS

Transportation Master Plan	Planned	Existing
32 nd Street – Principal Arterial	80 Foot HW	100 Foot HW
Median Covenant	Required	
Gateway Route	Scenic Route	Hazardous Cargo Route
		Truck Route
Bicycle Facilities Master Plan	32 nd Street Bike Path	
YCAT Transit System	Orange Route 2	
Issues:		

Parks, Recreation and Open Space Element:

Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Terraces Park	Future: Terraces Park
Community Park:	Existing: Smucker Memorial Park	Future: South Mesa Community Park
Linear Park:	Existing: East Main Canal Linear Park	Future: B Canal
Issues:		

Housing Element:

Special Need Household:	N/A
Issues:	

Redevelopment Element:

Planned Redevelopment Area:	N/A						
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		N/A		

Conservation, Energy & Environmental Element:

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	

Public Services Element:

Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Demand-2020 Conservation Plan 207 gallons per day per person; Wastewater generation: 70 gallons per day per person	Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation
	<i>RV/Mobile</i>						
	Maximum	Per Unit		Officers	GPD	AF	GPD
	166	1.8	299	0.56	61,852	69.3	20,916
	Minimum						
	120	1.8	216	0.41	44,712	50.1	15,120
Fire Facilities Plan:	Existing: Fire Station No. 5			Future: Yuma Fire Station No. 7			
Water Facility Plan:	Source:	City	X	Private	Connection:	32 nd Street- 8" PVC	
Sewer Facility Plan:	Treatment:	City		Septic	X	Private	
Issues:	Utility extensions required to the site, currently on septic system.						

Safety Element:

Flood Plain Designation:	500 Year Flood Zone	Liquefaction Hazard Area:	Yes		No	X
Issues:						

Growth Area Element:

Growth Area:	Araby Rd & Interstate 8		X	Arizona Ave & 16 th St			Avenue B & 32 nd St.			
	North End		Pacific Ave & 8 th St			Estancia		None		
Issues:										

NOTIFICATION

- Legal Ad Published: The Sun 8/27/2022
- Display Ad Published: 8/27/22
- 660' Vicinity Mailing: 6/28/21
- 54 Commenting/Reviewing Agencies noticed: 6/22/22
- Site Posted: 7/18/2022
- Neighborhood Meeting: 7/26/2022
- Hearing Dates: 9/12/22 & 10/10/22
- Comments Due: 8/23/22

External List	Response Received	Date Received	"No Comment"	Written Comments
Yuma Metropolitan Planning Organization	NR			
(ARS) Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	YES	6/27/2022	X	
Yuma County Chamber of Commerce	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	NR			
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	YES	6/28/2022		X
Arizona Fish & Game Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	YES	6/23/2022	X	
MCAS / C P & L Office (ARS)	NR			
USDA – NRCS	NR			
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users Association	YES	6/24/2022	X	
Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			

AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	YES	7/6/2022	X	
USAG Yuma Proving Ground	YES	6/23/2022	X	

City of Yuma Internal List	Response Received	Date Received	"No Comment"	Written Comments
Susan Smith, Police	NR			
Rod Hamilton, Police	NR			
Parks and Rec – Admin	NR			
City Engineer	NR			
Traffic Engineer	NR			
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	NR			
Randal Crist, DCD – Building Safety	NR			
Jeremiah McCall, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received	NR			

Neighborhood Meeting	Comments Available
7/26/2022	None received.
Prop. 207 Waiver	
Received by Owner's signature on the application for this land use action request.	

ATTACHMENT C
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code	
WUERTEMBURG CHASE C & KELSIE	6529 E 32ND LN	YUMA	AZ
PLESICH BRIAN & BEATRIZ	6536 E 32ND LN	YUMA	AZ
SHRIVER BRYAN S & SARAHI	6560 E 32ND LN	YUMA	CA
CARRAZCO JUAN	6570 E 33RD ST	YUMA	AZ
NELSON BLAKE G	6546 E 33RD ST	YUMA	AZ
P AND R ALMOND ORCHARDS INC ET AL	PO BOX 6407	YUMA	AZ
TONY PLAZA REAL ESTATE AZ LLC	1012 BARDEAUX OAKS	YUMA	AZ
FLEMING JOHN D & LISA A JT	3717 LAS CRUCES LN	YUMA	AZ
BOOTH D P & C A LIVING TRUST 11-25- 97	6086 E MORNING LN	YUMA	AZ
VISTA FARMS AZ LLC	13228 S AVENUE 4E	YUMA	AZ
ACOSTA EDIMELEC & JANE A P FLORES	6521 E 32ND LN	YUMA	AZ
HERNANDEZ HECTOR I	6544 E 32ND LN	YUMA	AZ
SANDOVAL ROBERTO	6586 E 33RD ST	YUMA	AZ
GONZALEZ MICHAEL R & BETTINA	6554 E 33RD ST	YUMA	AZ
SALCIDO ANDRES	6576 E 32ND LN	YUMA	AZ
TPC PROPERTIES LLC	1818 GRAND CANAL BVLD STE 4	STOCKTON	CA
CIRCLE K CONVENIENCE STORES INC TX CORP	PO BOX 52085	PHOENIX	AZ
TANIMURA & ANTLE PARTNERSHIP	PO BOX 4070	SALINAS	CA
PALMS RV RESORT DEV INC AZ CORP	3400 S AVENUE 7E	YUMA	AZ
SOLAR STORAGE LLC	3967 E 41ST PL	YUMA	AZ
ELLIOTT CONSTRUCTION INC AZ CORP	340 PALLADIO PKWY STE 52	FOLSOM	CA
GUERRERO LAZARO F & DEBORAH F	6552 E 32ND LN	YUMA	AZ
WILLIAMS CLAYTON	6578 E 33RD ST	YUMA	AZ
GONZALEZ MICHAEL R & BETTINA	6554 E 33RD ST	YUMA	AZ
YEE-CHAN DEBRA ET AL	2198 GRANITE DR	ALAMO	CA
E M CAPITAL INC	6580 E 32ND ST	YUMA	AZ
ACOSTA DAVID M	6740 E 32ND ST	YUMA	AZ
M & S INVESTMENTS AZ LLC	1851 W 24TH ST STE 201	YUMA	AZ
MHC ARABY ACRES DA LLC	917 W WASHINGTON MS 316	CHICAGO	IL
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ
CORNEJO HENRY JR & CLAUDIA	6585 E 32ND LN	YUMA	AZ
OCHOA NICHOLAS & MARGARITA JT	14111 EL DOLORA WY	POWAY	CA
JASSO ROSALIE	6577 E 32ND LN	YUMA	AZ
CHAVEZ ALEXANDER JOSEPH & SARAH JESSICA	6545 E 32ND LN	YUMA	AZ
SUMMERS RICHARD M JR	6561 E 32ND LN	YUMA	AZ
WUERTEMBURG PHIL J & GABRIELE SUE	6537 E 32ND LN	YUMA	AZ

ATTACHMENT D
Aerial Photo

